

**Master Plan Implementation Committee
Tuesday, August 12, 2014 at 6:30p.m
Room 112, Walpole Town Hall**

Minutes

Attendees

Members: Ed Forsberg (Chairman), Dick Power (Vice Chairman), Dick Nottebart, Dennis Crowley, Mike Amaral, Al Goetz, Roger Turner, Patrick Shield and Bruce Norwell.

Board of Selectmen (BOS): Mark Gallivan (Chairman), Chris Timson (Vice Chairman), Nancy Mackenzie (Clerk) and Cliff Snuffer.

Economic Development Commission (EDC): Chris Walker (Chairman), Mike McGrath (Vice Chairman), Donnell Murphy and Ken Fettig.

Economic Development & Industrial Corporation (EDIC): Bernie Goba (Chairman)

Staff Present: Jim Johnson, Interim Town Administrator; Police Chief Rick Stillman; Deputy Police Chief John Carmichael; Robin Chapell, Health Director; and Stephanie Mercandetti, Community & Economic Development Director.

Guests: Joe Deneen, Member, Finance Committee; Denise Maleiko and Sue Ferioli.

1. Chairman Forsberg called the meeting to order at 6:30pm.
2. Presentation by the Board of Selectmen regarding the facilities plan for the Superfund Site on South Street

Chairman Forsberg turned the floor over to Mr. Gallivan for the presentation. Mr. Gallivan gave an introduction on the purpose of this presentation and to have a discussion on how we want to work together. The override will be on the warrant for the Fall Annual Town Meeting on October 20th and the November 4th ballot. Mr. Snuffer recognized Mr. Goba of the EDIC and all of the work that his group has done.

Mr. Goba provided an update on the status of the superfund site and the redevelopment planning work undertaken by the EDIC. Demolition of west side of street is going out to bid and it is the hope that demolition will happen in the Fall as estimated. On the west side of the street will be a parking lot, lighting and a Groundwater Treatment Facility. We have been working with neighbors with respect to light penetration, noise pollution etc. Ancillary parking on this side of the street would support potential municipal facilities on the east side. Part of the west side has to be fenced due to environmental exposure. The conceptual diagram for the east side shows a police station and senior center. The responsible parties

(RPs) are responsible for any contamination. The EDIC hired Fuss & O'Neill to conduct a feasibility study of the site that was concluded in December 2013.

Mr. Snuffer added that Fuss & O'Neill showed how things could fit and where. He said that Mr. Goba took a personal interest with the Council on Aging/Senior Center in terms of one floor vs. a two floor model and found that two-story would be better for a multi-use structure. In reference to the east side, it is presently where Cosmec is located and where the proposed police station and senior center is planned.

Mr. Forsberg questioned the proposed senior center and referenced the research by the MPIC of other senior centers. He wanted to make sure that there would be the potential for expansion as space constraints is an issue that some towns are facing right now. Mr. Snuffer responded that if you take Mr. Goba's two-story approach, the building footprint is made smaller to allow for appurtenances. There would be room on the east and west side of the building. The Council on Aging Director had an issue with the look of a long rectangular building and its comparison to a nursing home or hospital. It can cause huge impacts on emotional and mental health.

Mr. Gallivan agreed with the points made by Mr. Forsberg and stated that Mr. Goba is not trying to design ever detail but taking the conceptual plan and trying to make it better. We do not want to get hung up on the details but leave that to the design process that would follow. He added that an appropriate size would be between 18-24,000SF and would satisfy the town's growing senior population for a few years. The two-story building is the best option that allows the additional capacity.

Mr. Power asked how many two stories senior centers are there around. He is concerned about mobility issues and the need to have an elevator.

Mr. Snuffer inquired which senior center did Mr. Power like when they visited some of the other centers around. Mr. Power responded that he like the design of the Medfield Senior Center and there was plenty of room for expansion. Mr. Fettig added that Medfield's center is for more than seniors and they have a wide range of activities for all ages.

Mr. Turner said that the elevator has to have capacity for stretchers and functional needs. He mentioned that the new guidelines by the federal government and it for sure would affect a senior center.

Mr. Power said he was one of the individuals that helped to author the summary report produced by the MPIC and was involved with the Municipal Facilities Committee and the Maguire Group. He would like to see the BOS presentation.

Mr. Gallivan presented the slides and added that they are trying to build on past work done before.

Ms. Chapell said the contractor hired by the EDIC to examine the west side has also helped develop some cost figures for the east side. Next week, consultants will be hired to design the cleanup for the east side. The end result will be a nice piece of land for both sides. Mr.

Gallivan also said that while the equipment is there, we will continue to negotiate the east side which would be a cost saving measure.

Mr. Gallivan outlined the proposed costs associated with the development: \$5.9 million for a senior center, \$9.5 million for a police station and \$150,000 for the parking lot. Total is \$15.5 million for this part of the project.

Ms. Chapell stated that the responsible parties have the lighting and parking plan. The Town will be responsible for the light fixtures and striping the lot. The responsible parties are taking care of laying conduits and all other parts of the lot including all underground items.

Mr. Timson provided an overview of the Covenant Not to Sue process and noted it was recently approved by the Attorney General's Office.

Mr. Crowley asked what happens if the override fails and the plan doesn't come to fruition? Ms. Chapell responded that the responsible parties are still responsible for the contamination and the old mill building on the west side is coming down. She said with the Covenant, we have to show good faith and due diligence.

Mr. Crowley asked what happens with the Covenant if only one part is built. Mr. Timson said that we will need to check with Town Counsel.

MPIC members questioned the parking and feel it is a big issue. Mr. Power felt it would be tight with 59 spaces dedicated for a police station and 43 spaces for a senior center, and the 83 spaces located across the street.

Mr. Nottebart commended Ms. Chapell for a great job in pulling all of this together.

Mr. Forsberg asked about the police station building and that the MPIC study noted an appropriate size would be in the 18-22,000SF range. He asked if Fuss & O'Neill looked at other communities for their report. Ms. Chapell responded yes and the design process will go further with the building details.

Mr. Gallivan moved onto the next part of the project which include upgrades to the Department of Public Works facility, which would temporarily house the Fire Station while their new facility is being worked on. The plan is to add onto the old town hall for the Fire Station.

Mr. Amaral gave some history and background on the old town hall. He talked about the hall space on the upper floor and how it would be a great resource for meetings and all kinds of public events. Mr. Snuffer added that when the Boston Architectural School students were looking at Walpole Center as a class project, they loved the old millwork in the building.

Mr. Gallivan gave a rough timeline for the project: Design of Phase I (Senior Center, Police Station and DPW) upon the passing of the override and 2016-2018 for construction. Phase II (Fire Station/Town Hall) would be 2016-2017 for design with 2018-2020 for construction. He also presented the project funding scheme. Mr. Snuffer added that realistically it comes

down to \$3.00 per week or \$156 in Year 1. Mr. Power asked for the debt spreadsheet to be shown in a format that is easier to read and more understandable.

Mr. Gallivan stated let's not create another 50-year problem, we need to think forward. This is priority one then the school needs followed by maintenance.

A question was raised about next steps. Mr. Gallivan would like to receive any additional comments and feedback. He also asked for folks to think ahead to Town Meeting, what do we need to do to sell it here? What needs to change in the presentation? What do we need to talk about? The Selectmen have made a presentation to the superfund site neighbors. He added what Town officials and staff can and cannot do in this relative to this effort.

Mr. Turner stated that the water treatment building needs to be explained better; why is it needed and what are we treating, etc. Make sure charts and presentation very simple so people can see it and understand it.

Mr. Snuffer said the presentation is still in the development phase.

Mr. Forsberg said that a presenter, someone without emotion, is needed.

Mr. Deneen said that the presentation is with the Selectmen, they are responsible for presenting to the Town.

Mr. Gallivan said the more people that could talk to the issue in their expertise would be more powerful. By the Town Meeting comes around; we will figure out who is the best to talk to certain pieces.

Mr. Turner said that a pedestrian crossing is needed to tie the parking lot to the development side.

Mr. Amaral said that the debt spreadsheet is complicated and looks scary and disjointed.

Ms. Mackenzie said that small podcasts will be produced and each will target a different component such as site history, building descriptions, debt schedule, etc.

Ms. Maleiko said that marketing is very key and needs to be specific to relate to the individual needs; how much it will cost you and what will you get in return. Be brief and to the point, say this is what it is and why.

Ms. Ferioli added when you throw these big numbers, it's scary. Lay out some easier numbers for folks to understand.

Mr. Crowley left the meeting at 7:45pm.

Mr. Gallivan noted that a section on the superfund site will need to be added to the powerpoint presentation.

Mr. Goetz commented on the proposed senior center and he said that when we interviewed the senior citizens we asked about parking facilities. As an example, he said one individual had a cane, another a walker and another an oxygen tank. We asked how they got to the senior center. They all said they drove so it is a big issue. Plus with seniors on fixed incomes, the toughest part will be to sell the project. This is a good thing for the town and for them, and the services they could receive. When you talk about improvements to the town yard, add that it will improve water quality. When you talk about the superfund site, add that its redevelopment will bring about a healthier environment in a number of ways.

Mr. Goba said not to think of it as just a police station or a fire station, it is quality of life. It is a communal effort to make a better lifestyle for all. We all stand to benefit. Develop a single theme – quality of life.

Mr. Turner said that if the presentation is well produced and edited for cable that is great, But cautioned that not many watch cable or will look at the website.

Mr. Forsberg asked what the BOS were looking for? A vote?

Mr. Gallivan responded yes but not necessary tonight. Review and discussed the information we provided. See how you feel you would like to add value. Give it some thought and let us know.

3. Discussion with Gary Riggott, Trails Committee, regarding trail kiosk

Mr. Forsberg noted that Gary Riggott of the Trails Committee could not attend tonight's meeting. He had a conversation with him regarding a kiosk. They are proposing to place it near the sidewalk closest to East Street near Blackburn Drive. There are a couple of different options, it could be a one-, two- or three panel kiosk. He provided examples of what the panels could have on them. The cost and fabrication would be handled by the Trails Committee and the Bay Circuit Trail Alliance.

Mr. Nottebart reminded members of the signs being made by Northeastern too which is also free. The verbiage has been finalized and both the Walpole and Northeastern seals will be in the corners.

Following a brief discussion on the wording for the sign, a motion was made by Mr. Forsberg to approve the language and materials for one sign. Mr. Shield seconded the motion.
VOTED UNANIMOUSLY

Mr. Power said that if you plan to use a three-panel kiosk then we don't need a sign at the same end. Members reviewed sample pictures of the various options for a kiosk.

A motion was made by Mr. Nottebart and seconded by Mr. Power to have a two-panel kiosk.
VOTED UNANIMOUSLY

4. Ongoing Business:

a. Spring Brook Trail/Park Project Update

Mr. Forsberg noted that the wood for the ramada is in Washington State. He met with Gary Riggott and Chad Norton of the Recreation Department to talk about a dedication. The plan is for the afternoon of September 20th beginning at 12:30pm. The location would be under the ramada. The event will also include a hike, and there will be a couple of drop off points such as Walpole Park South and DPW yard, depending on how far you would want to walk, and some food. We will need to find transportation to drop folks off, perhaps Connolly Bus. The Recreation Department will record the day's events, provide chairs, etc. Invitations will be sent to vendors, volunteers and anyone that has helped to make the project possible. Mr. Nottebart asked who will work on pulling this all together. Mr. Forsberg responded both Mr. Riggott and Mr. Norton will help.

Ms. Maleiko inquired about the fence. Mr. Nottebart said he spoke with Cedarlink Fence. Ms. Mercandetti responded that the installation date is to be determined. Ms. Maleiko asked how far off the property line for installation of the fence. Ms. Mercandetti answered that it will be a couple of feet to allow for maintenance.

Mr. Power gave an update on the plantings and landscaping of the project. Mr. Forsberg noted that Anderson Electrical installed the junction boxes and the conduit. DPW placed the sonotubes in and the concrete will be poured later this week.

Mr. Turner said that he is concerned and upset that water chestnuts have found a new home in Spring Brook. The problem is that they are coming downstream. It would be a shame to have a dedication with so much junk in the brook. There is practically no water in it now. If the Conservation Commission gives approval, the bottom stuff could be raked. Mr. Goetz said that the water chestnuts could be taken care of, there is no problem with removing them.

b. Master Plan Implementation Progress Review and Update – Agenda item was tabled.

5. Approval of Minutes (*A vote by the Committee may be taken*)

A motion was made by Mr. Nottebart and seconded by Mr. Shield to approve the minutes of the May 6th meeting as written. VOTED UNANIMOUSLY

6. Correspondence: None

7. Any Other Business

Mr. Amaral shared an update on Union Station. The Town gave its support for the project. Consultant Kathy Broomer put together the forms and pictures to present to the Massachusetts Historical Commission for their blessing. We received a letter from them determining that Union Station is eligible for the National Register. It's just a process now

that we have received the Massachusetts Historical Commission blessing. The MBTA changed roofing material, it is no longer slate, and made other renovations. These were considered moderate modifications by the state commission. He expects to receive another check from Rockland Federal Credit Union which will give to the Town to complete the remaining steps in this process.

8. The next meeting is scheduled for Tuesday, September 9th at 6:30pm in Room 116.
9. Meeting adjourned at 9:35pm. A motion was made by Mr. Nottebart and seconded by Mr. Power to adjourn the meeting. VOTED UNANIMOUSLY